CASE # 2014-COA-295 (WP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUGUST 6, 2014
674 Woodruff Place East Drive WOODRUFF PLACE		NEW CASE
Applicant: TYLER ROSEN mailing address: 674 Woodruff Place East Drive Indianapolis, IN 46228		
Owne	r: Same as above	Center Township
NEW CASE		Council District: 16 Brian Mahern
 IHPC COA: 2014-COA-295 (WP) Remove enclosed rear porch Construct 17 ft. x 10 ft. addition 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This is a 2 ½ story frame Craftsman influenced house. It has a full-width front porch with hipped roof and Doric columns. The home has asbestos siding and multi-light windows. The rear façade's asbestos siding has been removed, revealing the original lap siding. The historic porch on the rear has been enclosed.

Existing Porch

Sanborn maps indicate that this enclosure was originally an open porch. It is unknown when the porch was enclosed, but it was probably over 50 years ago. The enclosure has asbestos siding, bead board siding and wood windows and doors. Its design is typical of early 20th century porch enclosures, and was not uniquely designed to match the architecture of the house. Staff finds its architectural merit to be marginal and its loss to have little effect on the character of the house. An addition will allow an expansion of the kitchen, which will help make this house attractive for future preservation.

Design of addition

The footprint of the new addition is very similar to that of the existing porch. It will serve as part of the kitchen. The basement access will be relocated to the south elevation of the new addition. The roof is hipped to match that of the main house. The windows and trim will also match those adjacent on the first floor. It is raised up level with the original foundation. Smooth face CMU will be used for the addition foundation. The owners propose using wood or smooth-finish fiber-cement lap siding on the addition.

Woodruff Place Plan

The New Construction and Porch Guidelines provide direction for reviewing this project:

- Additions should be located at the rear, away from the front façade.
- The scale, height, size, and mass should relate to the existing building and not over power it. The mass and form of the original building should be discernable, even after an addition has been constructed.
- Additions and accessory buildings should be discernable as a product of their own time.
- Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.

There is nothing in the Plan to prohibit consideration of cement board siding for a new addition.

Recommendation

Staff believes the simple design of this addition is appropriate for this historic home. Its placement and massing delineate it as a later addition. Staff believes that either wood or fiber-cement in an appropriate lap width is appropriate in this context. The alternative material will not be replacing historic wood siding, and can help further differentiate it from the original house. Staff is still working with the owner to refine some details of the design. Any changes will be described at the hearing.

STAFF RECOMMENDED MOTION

2014-COA-295 (WP):

<u>To approve</u> a Certificate of Appropriateness for removal of the existing rear enclosed porch, and for construction of a rear addition, per the submitted documentation and subject to the following stipulations:

	DCE Note: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.
1.	Construction must not commence prior to approval by the IHPC staff of final construction drawings.
	Approved Date
2.	A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be
	held prior to the commencement of any construction. ApprovedDate
3.	The site shall be field staked with no offsets and approved by IHPC staff prior to construction.
	Approved Date

- 4. Eaves shall be finished in a manner similar to the eaves on the house. Materials must be approved by staff. Approved ______ Date____
- 5. Trim and lap siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
- 6. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
- 7. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

Staff Reviewer: Emily Jarzen





Aerial view of subject property



Front View

Rear View (enclosed porch to be removed)



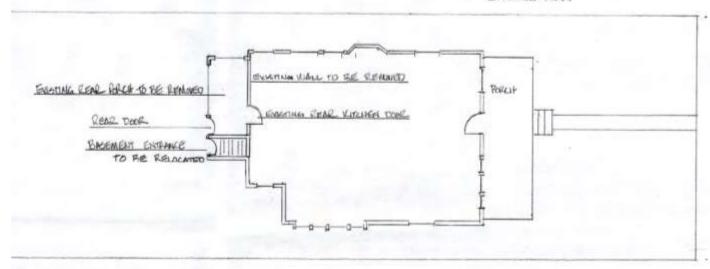
North elevation

West elevation

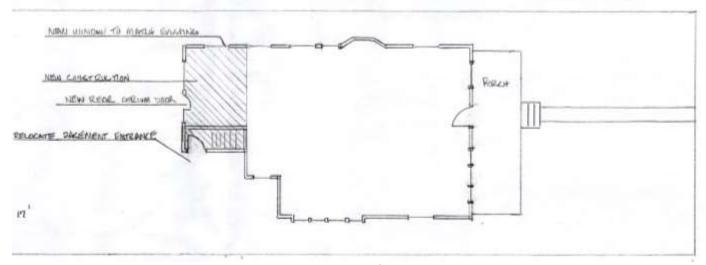


South elevation





PROPOSED ADDITION



Proposed site plan